

8/01/11 9:35:39  
DK W BK 662 PG 140  
DESOTO COUNTY, MS  
W.E. DAVIS, CH CLERK

This Instrument Prepared By:  
Charles B. Griffith  
Attorney at Law, MS Bar No. 102008  
108 Harding Place, Suite 203  
Nashville, Tennessee 37205  
615.457.2931 [telephone]  
(Deed Preparation Only)

Record and Return To:  
LandCastle Title  
3343 Aspen Grove Drive, Ste. 240  
Franklin, Tennessee 37067  
615.503.9901 [Telephone]  
LCT File No. MSF-110601214A  
(Examiner of Title)

STATE OF MS )  
COUNTY OF DeSoto )

7d. PREPARED BY & RETURN TO:  
BERNHARDT LAW FIRM  
1661 International Pl. Dr., Ste. 400  
Memphis, TN 38120  
611 3883

**SPECIAL WARRANTY DEED**

FOR AND IN CONSIDERATION of the sum of ten dollars (\$10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned FEDERAL NATIONAL MORTGAGE ASSOCIATION, ("Grantor," hereinafter) does hereby sell, assign, convey, specially warrant, and deliver unto FARON D. CLAIR AND MELANIE A. CLAIR, ("Grantee," hereinafter), the following described property situated in DESOTO County, Mississippi, and being more particularly described as follows: \*as tenants by the entirety with full rights of survivorship and not as tenants in common,

LEGAL DESCRIPTION: SEE EXHIBIT "A" ATTACHED HERETO AND  
MADE A PART HEREOF BY REFERENCE

RESTRICTIONS ON TRANSFER (IF ANY): SEE EXHIBIT "B" ATTACHED  
HERETO AND MADE A PART HEREOF BY REFERENCE

Commonly known as street address: 3930 Lake Village Cove, Olive Branch, MS 38654

Indexing Instructions: Lot 22, College Hills PUD, 1<sup>ST</sup> Revision, Sec. 18, T2S, R6W  
DeSoto Co., MS, Plat Bk. 55, Pg. 3

Grantor Name and Address:

Federal National Mortgage Assoc  
P.O. Box 650043  
Dallas, TX 75265

Grantee Name and Address:

Faron D. Clair and wife,  
Melanie A. Clair  
3930 Lake Village Cove  
Olive Branch, MS 38654

Work Phone No. 1: 877-389-0141

WorkPhone No. 1: 901-305-1210

Home Phone No. 2: N/A

HomePhone No. 2: 270-302-9807

Property Address:  
3930 Lake Village Cove  
Olive Branch, MS 38654

This conveyance is made subject to any and all reservations, restrictions, easements, exceptions, covenants and conditions of record, including any mineral, oil, or gas reservations and any covenants or restrictions of record. Taxes for the current year have been pro-rated as of this date and are hereby assumed by the Grantee herein. This conveyance is also subject to zoning and/or other land use regulations promulgated by federal, state or local governments affecting the use of occupancy of the subject property.

WITNESS THE SIGNATURE of the Grantor on this 11th day of July, 2011.

GRANTOR:

Federal National Mortgage Association

BY:

Morris, Hardwick & Schneider, Attorney in Fact

BY:

  
Jennifer Marler Frank  
 (Print Signer's Name and Title/Capacity)

ACKNOWLEDGMENT

STATE OF Tennessee )  
 COUNTY OF Williamson )

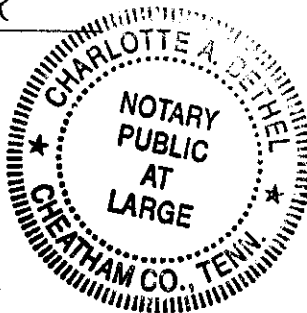
THIS DAY personally appeared before me, the undersigned authority in and for the said County and State, within my jurisdiction, the within named Jennifer Marler Frank (Signer) who acknowledged to me that s/he is the Partner (title/capacity) of Morris, Hardwick & Schneider (Signer's company name), the Attorney in Fact for Federal National Mortgage Association (Grantor) and that in its capacity as Attorney in Fact for Grantor s/he executed, signed, and delivered the above and foregoing instrument after having been authorized by Morris, Hardwick & Schneider (Signer's company name) and Grantor to do so.

Given under my hand and seal this the 11th day of July, 2011.



NOTARY PUBLIC

My Commission Expires: 6-5-12



**EXHIBIT "A"**  
**(Legal Description)**

Land situated in DeSoto County, Mississippi, further described as follows, to-wit:

Lot 22, College Hills PUD, 1st Revision, situated in Section 18, Township 2 South, Range 6 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 55, page 3 in the office of the Chancery Clerk of DeSoto County, Mississippi.

Indexing Instructions: Lot 22, College Hills PUD, 1st Revision, Section 18, Township 2 South, Range 6 West, DeSoto County, Mississippi, Plat Book 55, page 3

Property Address:  
3930 Lake Village Cove  
Olive Branch, MS 38654

**EXHIBIT "B"**  
**(Restrictions On Grantee's Right to Transfer)**

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY TO A BONAFIDE PURCHASER FOR VALUE FOR A SALES PRICE OF GREATER THAN \$151,200.00 FOR A PERIOD OF 3 MONTH(S) FROM THE DATE OF THIS DEED. GRANTEE SHALL ALSO BE PROHIBITED FROM ENCUMBERING SUBJECT PROPERTY WITH A SECURITY INTEREST IN THE PRINCIPAL AMOUNT OF GREATER THAN \$151,200.00 FOR A PERIOD OF 3 MONTH(S) FROM THE DATE OF THIS DEED. THESE RESTRICTIONS SHALL RUN WITH THE LAND AND ARE NOT PERSONAL TO GRANTEE. THIS RESTRICTION SHALL TERMINATE IMMEDIATELY UPON CONVEYANCE AT ANY FORECLOSURE SALE RELATED TO A MORTGAGE OR DEED OF TRUST.

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Olive Branch, MS 38654